

Chestnut on the Green Phase II

Board Meeting Minutes, September 9, 2014

1. Call to Order

The regular board meeting of Chestnut on the Green Phase II Homeowners Association was called to order at 7:04 p.m., September 9, 2014. The meeting place was the Indian Head Park, Village Hall.

2. Quorum Declared

The following board members were present: Lorri Kachurik, Jeff Buti, Dennis Serafini and Max Moskal. Joann DePergola was absent. In addition to members of the board, Scott Schlemmel, representing Hillcrest Property Management, and one owner was present. Our regular property manager, Michelle Kenny, recently left Hillcrest and is being replaced by Jerry Oswald. Jerry had a commitment conflicting with this meeting, but will be present in December. A quorum was declared by Scott.

3. Approval of Minutes

A motion to approve the minutes of June 10, 2014 was made by Dennis, second by Jeff. Minutes approved.

4. Financial Report

Dennis presented the financial report provided in the board packet. The August 31, 2014 financial summary showed cash of \$216,137.18, including the two CDs totaling \$161,329.69, the money market account of \$52,104.83 and the checking account of \$2,702.66. A check was written on September 9, 2010 for \$35,638.00 to cover the deposit for Norton Roofing for the re-roof work, leaving a current cash balance of approximately \$180,000. When roof work is completed in November we will need to pay an invoice of about \$71,000, which will encroach on one of the CDs. We will take some funds from the lowest yield CD (Mutual of Omaha, 0.350%) to pay that bill. About \$11,200 income should be received this week from the September assessment.

5. Management Report

Scott presented the management report items (below as old business and new business).

6. Old Business

- **Reserve Study:** Jeff needs a digital copy of the study to place on our website. Max will get that to Jeff.

- **Edgewood Valley Country Club Fence Repair:** It was unknown if the report on the fence was forwarded to the CC. **Action: Scott will follow up with Edgewood to see if they will do work we requested on the fence and that some trees/shrubs be removed or pruned.**
- **Roof Repair Status:** Norton Roofing provided a roofing quote, and they were selected as the contractor for the work, buildings 11008-18, 11020-30 and 11050-56. A motion was made by Jeff, seconded by Lorri, to accept the Norton contract, total cost of \$106,915.00, including options. Some additional work for deck replacement may be needed so the amount will likely have final adjustments. Motion passed.
- **Seal Coating Project:** Work completed.
- **Inside Out Paint Warranty Repairs:** Work has been completed, though Lorri felt the appearance of the paint on the unit by the mail boxes still did not look very good.
- **Surface Water Status:** Max summarized the work on French drains that was completed at 11032 and 11052; the drains are working, and the area remains dry, at least 11032. We don't know on 11052 yet, but we have had no complaints.

7. New Business

- **Units 11045 – 11049 Sump Pump, Downspout Connections:** The new owner at 11045 has had basement water intrusion and the pump and downspout need to be connected to the underground flexible drains. Matthies Landscaping verbally quoted the job at \$200 unless the underground drains are plugged, then it could be as much as \$1,000. A motion was made by Max to proceed with the repairs, up to \$1,000, second by Lorri, motion passed.
- **Fire Alarm Monitoring:** We did not receive a report from Hillcrest for this. **Action: Hillcrest will check on the report.**
- **Unit 11002 Roof Repair:** The owner of this unit verbally complained to Dennis and Max that he has had leakage in the garage for some time. It could be from the window or the roof. **We requested that Hillcrest have Lakeside check on the problem, and perform needed repairs (roof work or caulking the window).**

8. Master Association Report: Lorri and Jeff reported on beautification of the north pond area, to include grass and stone.

9. Homeowner Forum

- The owner at 11020 asked if we could petition the Village to have a 20 mph sign on 72nd Street, and to place a no-parking sign on the south side of 72nd Street, west of the bridge to Wolf Road. **Action: Hillcrest will follow up on this with the Village.**

10. Next Meeting

The next regular meeting of the Board, previously scheduled for December 9, 2014, will be a problem for Jerry from Hillcrest as he has commitments for the second Tuesday of every month. Max noted that the room we use is available on Tuesday, December 8th.

Action: Lorri will reschedule the meeting and advise.

11. Adjournment

Dennis moved to adjourn at 7:28 p.m., second by Jeff. Meeting adjourned.

Respectively submitted,

Max Moskal
Secretary